



John W. Johnson
Co-President
Architect

Brian F. Zita
Co-President
Architect

John B. Hicks
Vice President

Cecil R. Spencer
Vice President

Regional Managers

Jesse E. Macias

Roy W. Pedro

Alan K. Shimabukuro

John W. Strobel

Blythe R. Wilson

Established 1966

Offices

BELLEVUE, WA

LA HABRA, CA

MARTINEZ, CA

PETALUMA, CA

ROSEVILLE, CA

SCOTTSDALE, AZ

VANCOUVER, WA

www.rhldesign.com

July 7, 2003

City of Scottsdale
7447 East Indian School Road
Scottsdale AZ, 85251
Attention: Mr. Al Ward

(480) 644-4750, Fax (480) 644-2757

PROJECT NARRATIVE

**RE: Site Plan and Design Theme approval for:
227-PA-03 Pre-App Number
Northsight Retail Center and Autozone
14760 N. Northsight Blvd.**

APPLICANT STATEMENT:

I would like to take this opportunity to introduce our proposed project near the NWC of Northsight Blvd. and Raintree. Listed below are a series of questions and answers that should provide a thorough synopsis and narrative of our new development.

1) What type of development is proposed by this request?

Our project is a 1.55 net acre parcel at 14760 N. Northsight Blvd within the Scottsdale Airport. Our parcel will include (2) buildings (6,900 sf retail building and a 5,700 sf Autozone building) inclusive of a parking field that is configured to support the needs of the facilities.

The property lot coverage for this site calculates to 20 %. The Parking for the site meets the required amount. According to the zoning ordinance, the required parking spaces equals 84, and we are providing a total of 94 spaces (4 of which are handicapped accessible). In order to break up visually the normally large expanses of pavement required for vehicular movement, we have provided for landscape islands intermittently dispersed between the parking spaces. We have incorporated much of the required open space requirements as part of foundation landscaping in front of the (2) buildings. This will both provide more shade opportunities for the customers, and create additional screening to minimize the impact of our project from the streets and neighboring properties. We have also incorporated a patio area in between both buildings to aesthetically break the uses.

The architectural concept of our project is to create an attractive and innovative building that blends into the surrounding environment both contextually and aesthetically. We have designed an elevation that incorporates the style and vocabulary of materials represented in the existing surrounding business. This style reflects a character that has substantial use in the adjacent area and our building will not only complement, but also will enhance and raise the design bar for any future commercial developments.

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ATTACHMENT #2

- 2) *In what ways is this proposal consistent with the Land Use Map and adjacent development in the area?*

The project as presented here is a portion of an overall commercial designation as part of the Scottsdale Airpark, which encompasses a variety of multi-zonings and uses. Once again, we feel we are complementing the existing surrounding commercial developments as well as establishing a design theme that can be utilized as a benchmark for any future development. Our project will accomplish all of these requirements. In addition, our site is being designed to incorporate and enhance the existing access drives and easements that are currently in place. Maintaining these elements will physically tie our project seamlessly into the existing facility as well as any future adjacent and surrounding development.

Our retail use and Autozone will provide additional anchorage for future developments.

- 3) *How does this proposal respect, protect and blend with the character of surrounding properties?*

Our particular use and services for this project are highly compatible with the surrounding area. We will provide a variety of retail uses as well as an Autozone facility that will provide the surrounding residential and multi commercial / industrial community a variety of high quality products and high quality service for their use and convenience.

- 4) *Does the project increase the impact of infrastructure development as compared to the general plan?*

We feel that our proposed project is a compatible with the existing infrastructure development as set forth for the Airpark. There is a high level of existing, high intensity commercial uses adjacent or surrounding our proposed parcel.

- 5) *What are the materials and heights of the exterior elevations?*

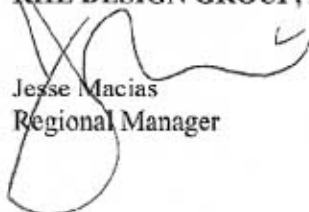
This project will incorporate the following materials: Stucco (by Sto Acrylic Powerwall). Standing Seam metal roofing on canopies (by MCB). Faux-stone veneer (by Cultured Stone). (2) Varieties of Founder's finish masonry (by Super-Lite). A broad variety of pleasant and accent paint palette (by Sherwin Williams).

The Tower elements of the building are its' highest feature, being at the 24'-0" at the Retail building and 22'-6" at the Autozone building. The main body of the building varies between 22'-0" and 20'-0" in height for the retail building and 19'-6" and 20'-6" at the Autozone building. And finally, the covered porch elements of the project near the entrance of the building have a top of pitch at 14'-0" height above finished grade.



That concludes our narrative for this proposed project. We feel very strongly that we have provided the City of Scottsdale and the Airpark with a high quality Design rich product. Hopefully, it has clarified both the physical elements planned for the site as well as the architectural concept of the project. If you should have any questions, please do not hesitate to give us a call. I will gladly supplement this report with any other information available to me at your request.

Sincerely,
RHL DESIGN GROUP, INC.



Jesse Macias
Regional Manager



BLDG 1 - EAST ELEVATION



BLDG 1 - NORTH ELEVATION

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| PROJECT TITLE | | | |
| COLOR ELEVATIONS | | | |
| NORTHEAST RETAIL CENTER 14750 NORTH NORTHERN BLVD SCOTTSDALE, ARIZONA | | | |
| RHL ARCHITECTURE + INTERIOR DESIGN | | | |
| 1000 N. CENTRAL AVE. SUITE 100, SCOTTSDALE, AZ 85251 (480) 344-1111 | | | |
| PAINT FINISHES | EXTERIOR | INTERIOR | FINISH |
| EXTERIOR | | | AS SHOWN |
| INTERIOR | | | AS SHOWN |
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| FINISH | | | AS SHOWN |
| DR-4c | | | |



BLDG 1 - WEST ELEVATION



BLDG 1 - SOUTH ELEVATION

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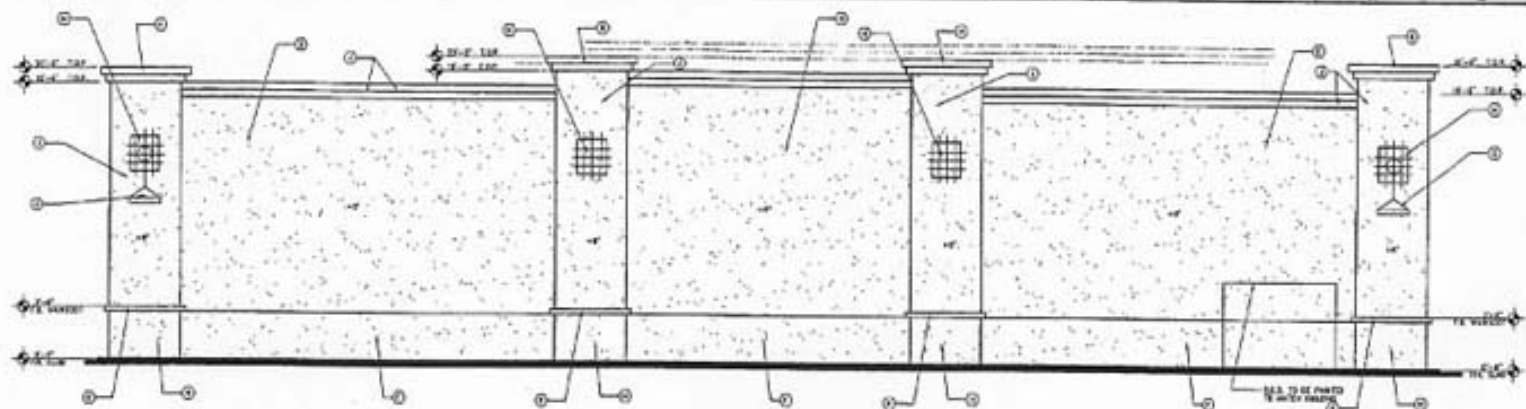


BLDG 2 - WEST ELEVATION

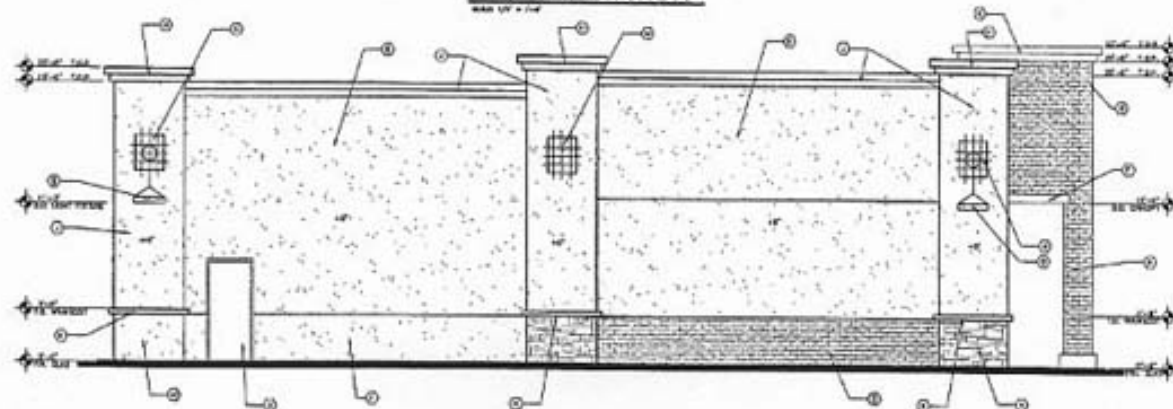


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WEST ELEVATION
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SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR FINISHES - AUTOZONE

| ○ | MATERIAL | COLOR | ○ | MATERIAL | COLOR | ○ | MATERIAL | COLOR |
|---|--|--------------------------------------|---|-------------------------------|-------------------------------|---|---------------|-------------------------------|
| A | GALVANIZED STEEL | UNPAINTED | H | SHERMAN WILLIAMS TO MATCH C-1 | WESTERN BLUE | Q | WOOD DOOR | SHERMAN WILLIAMS TO MATCH C-1 |
| B | SUPERLITE 1/2" X 1/2" X 1/2" FOUNDRY BLOCK | AUTUMN BLEND | J | SHERMAN WILLIAMS TO MATCH C-1 | WESTERN BLUE | R | WOOD DOOR | SHERMAN WILLIAMS TO MATCH C-1 |
| C | SUPERLITE 1/2" X 1/2" X 1/2" FOUNDRY BLOCK | STONE | K | SHERMAN WILLIAMS TO MATCH C-1 | WESTERN BLUE | S | WOOD DOOR | SHERMAN WILLIAMS TO MATCH C-1 |
| D | S.F.S. | SHERMAN WILLIAMS SW 282 WESTERN BLUE | L | NOT USED | NOT USED | T | WOOD DOOR | SHERMAN WILLIAMS TO MATCH C-1 |
| E | NOT USED | NOT USED | M | WOOD DOOR | SHERMAN WILLIAMS TO MATCH C-1 | U | OVERHEAD DOOR | WALL FINISH |
| F | S.F.S. CONCRETE | SHERMAN WILLIAMS SW 282 WESTERN BLUE | N | NOT USED | NOT USED | | | |
| G | S.F.S. | SHERMAN WILLIAMS TO MATCH C-1 | P | NOT USED | NOT USED | | | |

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| PROJECT NAME | | PROJECT NUMBER | | PROJECT DATE | | | | | | | | | | | | | | | | |
| PROJECT LOCATION | | PROJECT OWNER | | PROJECT ARCHITECT | | | | | | | | | | | | | | | | |
| EXTERIOR ELEVATIONS | | | | | | | | | | | | | | | | | | | | |
| NORTH-SOUTH METAL CENTER 3470 NORTH NORTH-SOUTH BLVD. SCOTTSDALE, ARIZONA | | | | | | | | | | | | | | | | | | | | |
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| <table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>CHKD BY</td> </tr> <tr> <td>10/10/00</td> <td>J. R. H.</td> <td>J. R. H.</td> </tr> <tr> <td>10/10/00</td> <td>J. R. H.</td> <td>J. R. H.</td> </tr> <tr> <td>10/10/00</td> <td>J. R. H.</td> <td>J. R. H.</td> </tr> <tr> <td>10/10/00</td> <td>J. R. H.</td> <td>J. R. H.</td> </tr> </table> | | | | | | DATE | BY | CHKD BY | 10/10/00 | J. R. H. | J. R. H. | 10/10/00 | J. R. H. | J. R. H. | 10/10/00 | J. R. H. | J. R. H. | 10/10/00 | J. R. H. | J. R. H. |
| DATE | BY | CHKD BY | | | | | | | | | | | | | | | | | | |
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| DR-4C | | | | | | | | | | | | | | | | | | | | |

CASE # 227-PA-2000